Davidson County DEEDWARR
Recvd: 02/28/07 12:37 2 pgs
Fees:13.00 Taxes:712.25

20070228-0024707

WARRANTY DEED

B-CP-07-862

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 02/04/07
(AFFIX SEAL)

BRANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Connor	America's Wholesale Lender	
7224 Old Nottingham Drive (ADDRESS)	(NAME) 750 Old Hickory Blvd. #180	08405008300
Antioch TN 37013 (CITY) (STATE) (ZIP)	(ADDRESS) Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B.I.G. DEVELOPMENT, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY CONNOR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF FIRST AMENDMENT, CUMBERLAND MEADOWS, SECTION TWO, OF RECORD IN INSTRUMENT 20050525-0059134, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO B. I. G. DEVELOPMENT, INC. A TENNESSEE CORPORATION AND DAN EATON D/B/A VINTAGE BUILDERS BY DEED FROM EMOGENE KNOWLES HARDY AND VIRGINIA MILLER OF RECORD IN INSTRUMENT 200311130165907 ON 11/04/2003 AND FILED FOR RECORD ON 11/13/2003. REGISTER OFFICE FOR SAID COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO B. I. G. DEVELOPMENT, INC. BY DEED FROM JAMES H. WITT OF RECORD IN INSTRUMENT 200403240033032 ON 03/18/2004 AND FILED FOR RECORD ON 03/24/2004, REGISTER OFFICE FOR SAID COUNTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO B. I. G. DEVELOPMENT, INC. BY DEED FROM DAN EATON D/B/A VINTAGE BUILDERS OF RECORD IN INSTRUMENT 200510250128956 ON 10/12/2005 AND FILED FOR RECORD ON 10/25/2005, REGISTER OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD AS INSTRUMENT 200505250059134; 200512300156873, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 862 Beth Drive, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of February, 2007.

Big Development, Inc

BY: _____

ITS: President

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February 2007

_____
Notary Public

My Commission Expires: 3/04/07

(SEAL)

KANDACE N. TOMLIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for said County and State Steve Neighbors, President of BIG Development to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the President of BIG Development, the within named bargainor a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February 2007.

_____
Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.